

Via certified mail, return receipt requested:

**7017 3490 0001 5954 7274**

Kenneth Talton, Enforcement Officer  
Superfund Enforcement Assessment Section (SEDAE)  
U.S. EPA, Region 6  
1201 Elm Street  
Dallas, Texas 75270  
And sent electronically to: [talton.chuck@epa.gov](mailto:talton.chuck@epa.gov).

Re: Star Lake Canal Superfund Site located in and around the cities of Port Neches and Groves, Jefferson County, Texas, CERCLIS #: TX0001414341; General Notice Letter and; Information Request Pursuant to CERCLA Section 104(e), 42 U.S.C. §9604(e), Information Request

## **QUESTIONS**

### **GENERAL INFORMATION CONCERNING RESPONDENT**

1. Provide the full legal name and mailing address of the Respondent.

Response: City of Groves, 3947 Lincoln Ave. Groves, TX 77619

2. Identify and provide the full name, title, business address, and business telephone number for each person answering these questions on behalf of the Respondent, and each person(s) that was relied on or consulted with in the preparation of the answer.

Response:

D.E. Sosa, City Manager  
3947 Lincoln Ave.  
Groves, TX 77619

Brandon Monk, City Attorney  
4875 Parker Dr.  
Beaumont, TX 77705

Darren Racca, Drafting Technician, Groves Public Works  
3947 Lincoln Ave.  
Groves, TX 77619

3. If Respondent wishes to designate an individual for all future correspondence concerning this Site, including legal notices, please provide the individual's name, address, and telephone number.

D.E. Sosa, City Manager  
3947 Lincoln Ave.  
Groves, TX 77619  
409-960-5788  
With copy to:

Brandon Monk, City Attorney  
4875 Parker Dr.  
Beaumont, TX 77705  
409-724-6665

## **REQUESTS FOR DOCUMENTS**

Please identify (see Definitions) and provide copies of all documents (see Definitions) consulted, examined, or referred to in the preparation of the answers to the above questions including all subparts of each question, or that contain information responsive to the question.

1. Does Respondent currently own parcel(s) and/or tract(s) of land situated in, and/or adjacent to, the area known as the Jefferson Canal in Jefferson County, Texas the Star Lake Canal in Jefferson County, Texas Molasses Bayou in Jefferson County, Texas and/or parcel(s) and/or tract(s) of land at, near or between Pure Atlantic Road (a/k/a Highway 366) and Molasses Bayou in Jefferson County, Texas?

Response: Yes.

a. If Respondent's answer to this question is yes, please provide a copy of each recorded deed that documents each purchase or acquisition.

Response: See attached.

b. If Respondent's answer to this question is no, please identify the owner(s) of the property upon which Respondent currently conducts business operations in the area at, near or between Pure Atlantic Road (a/k/a Highway 366) and Molasses Bayou in Jefferson County, Texas.

Response: N/A

2. Does Respondent have knowledge or been given reasons to believe any hazardous substance had been disposed of, released onto, or allowed to drain into the Star Lake Canal Superfund Site, including the Jefferson Canal or Star Lake Canal, and any ditch or wash that flows into the Jefferson Canal or Star Lake Canal? If Respondent's answer to this question is yes, please explain and provide copies of all documents having information about the disposal/release of any hazardous substance(s).

Response: The answer to this request is not known. The City does not have any employees that currently have any knowledge or whom have been given reasons to believe any

hazardous substances had been disposed of, released onto, or allowed to drain into the Star Lake Canal Superfund Site.

3. Has Respondent ever leased, rented, or in any other way allowed any person(s) and/or any business entity/entities to dispose/release any hazardous substance onto or from any property it owns or operates at, near or adjacent to the Star Lake Canal Superfund Site? If Respondent's answer to this question is yes, please explain and provide a copy of all lease agreements, all rental agreements, and/or other written agreements that granted/allowed such a disposal/release.

Response: The answer to this request is not known. The City does not have any employees that currently have any knowledge or whom have been given reasons to believe any hazardous substances had been disposed of, released onto, or allowed to drain into the Star Lake Canal Superfund Site.

4. Provide copies of all environmental investigations initiated by Respondent that were/are related to disposal/release of a hazardous substance onto or from any property it owns or operates at, near or adjacent to the Star Lake Canal Superfund Site.

Response: None known to Respondent aside from this investigation.

5. Provide copies of all reports Respondent has received from the City of Port Neches, the County of Jefferson, and/or the State of Texas that pertain to disposal/release of any hazardous substance(s):

a. On any property Respondent owns or operates at, near or adjacent to the Star Lake Canal Superfund Site.

Response: None identified at this time.

b. From any property Respondent owns or operates at, near or adjacent to the Star Lake Canal Superfund Site, including via drainage across the property and thereafter onto part(s) of the Star Lake Canal Superfund Site.

Response: None identified at this time.

6. Describe Respondent's activities that pertain to disposing/releasing hazardous substances on or from its property(s) at, near or adjacent to the Star Lake Canal Superfund Site. Unless Respondent's answer to the preceding statement is, "Respondent has never conducted any of the described activities on any such property(ies), please answer the following questions:

a. Described the type(s) and quantity of hazardous substance(s) released for each such property, and

Response: None identified at this time.

b. Describe the chemical composition, characteristics, physical state, e.g., solid, liquid, gas, of each hazardous substance(s) released for each such property, and

Response: None identified at this time.

c. Identify the quantity/quantities of each such hazardous substance(s) released onto for each such property.

Response: None identified at this time.

7. At any time was any hazardous substance(s) from any person(s), from any adjacent property owner(s), and/or from any business entity/entities (other than from Respondent) released onto any of Respondent's property(s) at, near or adjacent to the Star Lake Canal Superfund Site? Unless Respondent's absolute answer to the preceding statement is, "Such described activities never occurred," please answer the following questions:

a. Describe type(s) and quantity of hazardous substance(s) released, and

Response: None identified at this time.

b. describe the chemical composition, characteristics, physical state, e.g., solid, liquid, gas, of each hazardous substance(s) released, and

Response: None identified at this time.

c. identify the quantity/quantities of each such hazardous substance(s) released, and

Response: None identified at this time.

d. date(s) the hazardous substance(s) had been released.

Response: None identified at this time.



Request for Documents 1a  
List of Documents

1. No 9 V995 P200 Part of Animal Shelter
2. No 38 V1365 P501 Part of Animal Shelter
3. No 17 V995 P190 Warehouse
4. No 31 Behind Warehouse
5. No 41 Mechanic Shop
6. No 41 Ord 422 Mechanic Shop
7. No 41 V1615 P203 Mechanic Shop
8. No 44 Lot Next to Garage
9. No 47 Water Plant-Gift Deed
10. No 47 Water Plant-Warranty Deed
11. No 48 Wilson Water Tower

415898

CITY PROPERTY

THE STATE OF TEXAS,  
COUNTY OF JEFFERSON.

KNOW ALL MEN BY THESE PRESENTS:

9

That AMERICAN CYANAMID COMPANY, a corporation organized under the laws of the State of Maine, and having an office and place of business in the City of New York, State of New York, acting herein by and through its proper officers hereunto duly authorized, for and in consideration of the conveyance to it by Jefferson County Water Control and Improvement District Number One, of Jefferson County, Texas, of another tract of land, the receipt and sufficiency of which consideration is hereby acknowledged, HAS GRANTED, SOLD AND CONVEYED, and by these presents does Grant, Sell and Convey unto Jefferson County Water Control and Improvement District Number One, of Jefferson County, Texas, created and existing under the laws of the State of Texas, and having its principal office and place of business at Groves in said County and State, that certain piece, parcel or tract of land located in the Joseph Grigsby Survey in Jefferson County, Texas, lying on the South side of the Kansas City Southern Railroad Company right-of-way and contiguous to a tract of land owned by said Jefferson County Water Control and Improvement District Number One, and being out of and a part of a certain tract of land conveyed to American Cyanamid Company by Emma Beaumont et al, by deed dated the 14th day of February, A. D. 1946, recorded in Vol. 608, page 58 et seq., of the Deed Records of Jefferson County, Texas, reference to which deed and the record thereof is hereby made for all purposes, and which tract hereby conveyed is more particularly described as follows:

Beginning at a point in the westerly line of McKinley Avenue distant one hundred and eight and nine tenths (108.9) feet southerly from the intersection of the westerly line of McKinley Avenue and the southerly line of the Kansas City Southern Railway;



Running thence along the present dividing line between the Jefferson County Water Control and Improvement District Number One of Jefferson County, Texas, on the north and the American Cyanamid Company on the south, North 82 deg. 55 min. west, one hundred and fifty seven and thirty nine one hundredths (157.39) feet to a point of curve;

Thence continuing along said dividing line along a curve to the right having a radius of one thousand and eighty-seven and twenty-nine one hundredths (1087.29) feet a distance of thirty seven and sixty-one one hundredths (37.61) feet to a point in a line hereby set up as the common boundary between the American Cyanamid Company and the Jefferson County Water Control and Improvement District Number One of Jefferson County, Texas, said point being located south 3 deg. 53 min. 08 sec. west one hundred and seven and three-tenths (107.30) feet from a point in the southerly line of the Kansas City Southern Railway distant one hundred and eighty (180) feet westerly measured along said southerly line of the Kansas City Southern Railway from its intersection with the westerly line of McKinley Avenue;

Thence along said line hereby set up as the common boundary between the American Cyanamid Company and the Jefferson County Water Control and Improvement District Number One of Jefferson County, Texas, crossing lands of the American Cyanamid Company south 3 deg. 53 min. 08 sec. west, one hundred and thirty-two and seventy-seven one hundredths (132.77) feet to a point;

Thence along another line hereby set up as the common boundary between the parties aforesaid north 86 deg. 09 min. 02 sec. east two hundred and nine and nineteen one-hundredths (209.19) feet to the westerly line of McKinley Avenue;

Thence along said westerly line of McKinley Avenue, north 3 deg. 50 min. 58 sec. west, ninety-three and ninety-four one hundredths (93.94) feet to the point or place of beginning, containing twenty-two thousand six hundred and ninety-seven (22,697) square feet.

And for the same consideration the grantor herein does hereby give, grant, sell and convey unto the said Jefferson County Water Control and Improvement District Number One, its successors and assigns, a perpetual easement and right to the use of the drainage ditch lying westerly of, and along the westerly boundary line of the above-described tract of land hereinabove conveyed to said Jefferson County Water Control and Improvement District Number One; and said Jefferson County Water Control and Improvement District Number One, its successors and assigns, shall have and are hereby given and granted the perpetual right and easement



to use, with the Grantor herein, its successors and assigns, the drainage ditch and any lands owned by the grantor herein which lie to the East of said drainage ditch, and contiguous to and on the westerly side, but only on the westerly side of the tract herein conveyed, for the purpose of drainage, and the draining and flowing of water, sewerage and any other liquid or substance in any quantities desired, over and across and onto said lands and into said drainage ditch as said ditch now lies or may in the future meander.

TO HAVE AND TO HOLD the above-described premises, rights and easements, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said Jefferson County Water Control and Improvement District Number One, its successors or assigns, forever. And the undersigned, said American Cyanamid Company, does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises and easement unto the said Jefferson County Water Control and Improvement District Number One, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof.

IN WITNESS WHEREOF, said American Cyanamid Company has caused these presents to be executed by its proper officer hereunto duly authorized, and attested and its official seal hereunto affixed, by its Secretary, this 12th day of April, A. D. 1946.

ATTEST:

AMERICAN CYANAMID COMPANY

BY

G. R. Martin  
ITS Vice-President

[Signature]  
Secretary.

THE STATE OF NEW YORK,  
COUNTY OF NEW YORK.

Approved  
as to  
Form  
Legal Dept.

By [Signature]  
Date 4-12-46

Before me, the undersigned authority, on this day personally appeared G. R. MARTIN, Vice-President of American Cyanamid Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act and deed of said American Cyanamid Company, a corporation, and that he executed the same as the act and deed of such corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 12th day of April, A. D. 1946.  
Notary Public, Bronx Co. No. 50, Reg. No. 42-F-8  
Cert. filed in N. Y. Co. No. 76, Reg. No. 162-F-8  
Cert. filed in Queens Co. No. 85, Reg. No. 100-F-8  
Cert. filed in Kings Co. No. 104, Reg. No. 160-F-8  
Commission expires March 30, 1948  
[Signature]  
Notary Public in and for New York

THE STATE OF TEXAS

County of Jefferson

I, FRED G. HILL, County Clerk, of Jefferson County, Texas

hereby certify that the foregoing instrument of writing was filed for record on the 3 day of

Oct 1955, at 10 o'clock A M., and recorded on the 20 day of

Oct 1955, at 12:10 o'clock P M., in the Deed

Records, Jefferson County, Texas, in volume 995, page 200 et seq.

Witness my hand and seal of office at Beaumont, Texas, the day and year last above written.

By Helma Reveto Deputy.

FRED G. HILL,  
County Clerk, Jefferson County, Texas



652791

EASEMENT NO. NP-135

THE STATE OF TEXAS    X

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JEFFERSON   X

That JEFFERSON CHEMICAL COMPANY, INC., a Delaware Corporation, hereinafter called GRANTOR, for and in consideration of TEN DOLLARS (\$10.00) to it in hand paid by THE CITY OF GROVES, an incorporated city in the State of Texas, hereinafter called GRANTEE, receipt of all of which is hereby acknowledged, has quitclaimed, and by these presents does quitclaim, unto the said GRANTEE all its right, title, interest, claim and demand in and to all that certain tract or parcel of land, situated in the County of Jefferson, State of Texas, and being more particularly described as follows, to-wit:

Being 0.04 acre, more or less, out of Tract "F", as described in deed conveying title to Jefferson Chemical Company, Inc., from American Cyanamid Company, dated February 13, 1959, and recorded in Volume 1150, Page 624 of the Jefferson County, Texas, Deed Records. Said 0.04 acre being more particularly described by metes and bounds as follows, to-wit:

PARCEL F-7

For a POINT OF BEGINNING, the intersection of the westerly right-of-way line of McKinley Avenue in the City of Groves, Texas, with the northerly right-of-way line of Texas State Farm-to-Market Highway #366;



Thence North 3° 50' 58" West, following the westerly line of McKinley Avenue a distance of 40.78 feet to a point;

Thence South 86° 09' 20" West a distance of 84.29 feet to a point, said point being in the northerly right-of-way line of said Highway #366;

Thence following the northerly boundary line of said Highway #366 according to the following calls:

South 67° 07' 15" East a distance of 70.31 feet to a point;

Thence South 76° 03' 15" East a distance of 22.53 feet to the POINT OF BEGINNING; being a triangular plot containing 0.04 acre, more or less,

with all and singular its right, title, interest, claim and demand in and to the hereditaments and appurtenances thereto belonging or in any wise pertaining; to have and to hold the above released rights, titles, interests, claims and demands, to the said GRANTEE, its successors and assigns, forever, so that neither it nor its successors, legal representatives or assigns, shall have any right or title to or interest in such property, premises or appurtenances, or any part thereof, at any time hereafter.

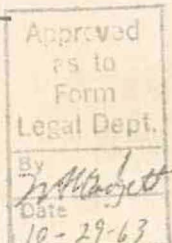
IN WITNESS WHEREOF, the said JEFFERSON CHEMICAL COMPANY, INC., has caused these presents to be executed by its corporate officers hereunto duly authorized, and its corporate seal to be hereon duly impressed, this the 31<sup>st</sup> day of October, 1963.

ATTEST:

JEFFERSON CHEMICAL COMPANY, INC.

*M L Campbell*  
Asst. Secretary

By *D. L. Inwood*  
Vice President, Manufacturing  
Marketing

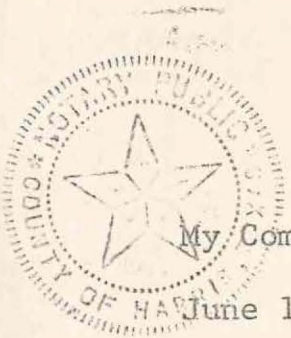


THE STATE OF TEXAS    X

COUNTY OF HARRIS       X

BEFORE ME, the undersigned authority, on this day personally appeared J. L. Ginnold, Vice President of JEFFERSON CHEMICAL COMPANY, INC., known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said JEFFERSON CHEMICAL COMPANY, INC.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 31st day of October, 1963.



My Commission Expires:  
June 1, 1965.

Walter S. Norman  
Notary Public in and for Harris  
County, Texas



## Warehouse

CITY PROPERTY

415897

THE STATE OF TEXAS,  
COUNTY OF JEFFERSON.

KNOW ALL MEN BY THESE PRESENTS:

17

That AMERICAN CYANAMID COMPANY, a corporation organized under the laws of the State of Maine, and having an office and place of business in the City of New York, State of New York, acting herein by and through its proper officers hereunto duly authorized, for and in consideration of the sum of Ten Dollars (\$10.00) and other consideration, all cash, to it in hand paid by The City of Groves, a municipal corporation organized under the laws of the State of Texas, and located in Jefferson County, Texas, the receipt of which consideration is hereby acknowledged, HAS GRANTED, SOLD AND CONVEYED, and by these presents does Grant, Sell and Convey unto The City of Groves, said municipal corporation, all that certain piece, parcel or tract of land located in the Joseph Grigsby Survey in Jefferson County, Texas, and lying on the south side of the right-of-way of Farm to Market Road 366, and contiguous to a tract of land now owned by The City of Groves and formerly owned by Jefferson County Water Control and Improvement District Number One, and also lying on the westerly side of McKinley Avenue in The City of Groves, and being out of a certain tract of land conveyed to American Cyanamid Company by Emma Beaumont and others, dated February 14, 1946, recorded in Vol. 608, Page 58 of the Deed Records of Jefferson County, Texas, reference to which deed and the record thereof is hereby made for all purposes, and which tract of land hereby conveyed is more particularly described as follows, to-wit:

For a locative and beginning corner, begin at a one-half inch (1/2") iron pipe at the northeast corner of the tract of land now owned by the City of Groves for its filter plant, said corner being in the West line of McKinley Avenue;

Thence North 40° 00' 33" West, One hundred sixty-two (162.0) feet along the west line of McKinley Avenue to the intersection of the south right-of-way line of Farm to Market Highway No. 366, stake for corner;

Thence North 73° 29' 33" West, Seventy-three and four-tenths (73.4) feet along said right-of-way to right-of-way marker;

Thence North 67° 29' 33" West, One Hundred Eighty-five and one-tenth (185.1) feet along said south right-of-way line of Farm to Market Highway No. 366 to point for corner in the center line of an existing drain ditch;

Thence following the center line of said drain ditch as follows:

South 23° 31' 00" West, ninety-nine and five-tenths (99.5) feet to point;

South 02° 29' 00" West, one hundred seventy-nine and five-tenths (179.5) feet to point;

South 46° 27' 00" West, six and two-tenths (6.2) feet to point for corner in the north line of the aforementioned filter plant property of said City of Groves;

Thence North 85° 54' 27" East, three hundred five and six-tenths (305.6) feet and along the north line of said filter plant property to the place of beginning, and containing one and forty-three-hundredths (1.430) acres of land, more or less; as shown by the attached map or plat thereof marked Exhibit A for identification, and made a part hereof for all purposes.

There is excepted and reserved from this conveyance, however, and not hereby conveyed, that certain undivided one-sixteenth (1/16th) fee royalty interest in and to all oil, gas and other minerals produced and saved from the hereinabove described tract of land, and being the same royalty interest reserved by the grantors in the deed from Emma Beaumont and others to American Cyanamid Company, dated February 14, 1946, recorded in Vol. 608, Page 58 of



the Deed Records of Jefferson County, Texas, reference to which is hereby made for a full description of said royalty interest reserved.

There is further excepted and reserved from this conveyance all rights, interests and easements which the grantor, its successors or assigns, now have or may be entitled to in and to the use and user of the hereinabove mentioned drainage ditch or effluent canal from The City of Groves surface drainage system, lying along the westerly boundary line of the tract hereinabove conveyed, for the purpose of drainage and the draining and flowing of water, sewerage or any other liquid or substance in any quantity or size over and across and onto their lands and into said drainage ditch or effluent canal as said ditch or effluent canal now lies or in the future may meander.

This conveyance is made subject to any and all restrictions, covenants, conditions, easements and reservations, if any, of record affecting the hereinabove described property.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto said The City of Groves, its successors or assigns, forever; and the undersigned, said American Cyanamid Company, does hereby bind itself, its successors and assigns, to warrant and forever defend all and singular the said premises unto the said The City of Groves, its successors and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, said American Cyanamid Company has caused these presents to be executed by its proper officer hereunto duly authorized, and attested and its official seal hereunto affixed by its <sup>ASSISTANT</sup> Secretary, this 18th day of August, A. D. 1955.

ATTEST:

Assistant Secretary

AMERICAN CYANAMID COMPANY

BY

Vice President

Approved  
as to  
Form  
Legal Dept.

8-3-55

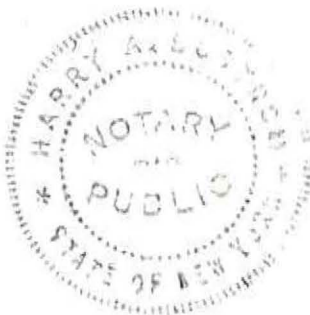


Description  
7/25/55 RWS.

THE STATE OF NEW YORK,  
COUNTY OF NEW YORK.

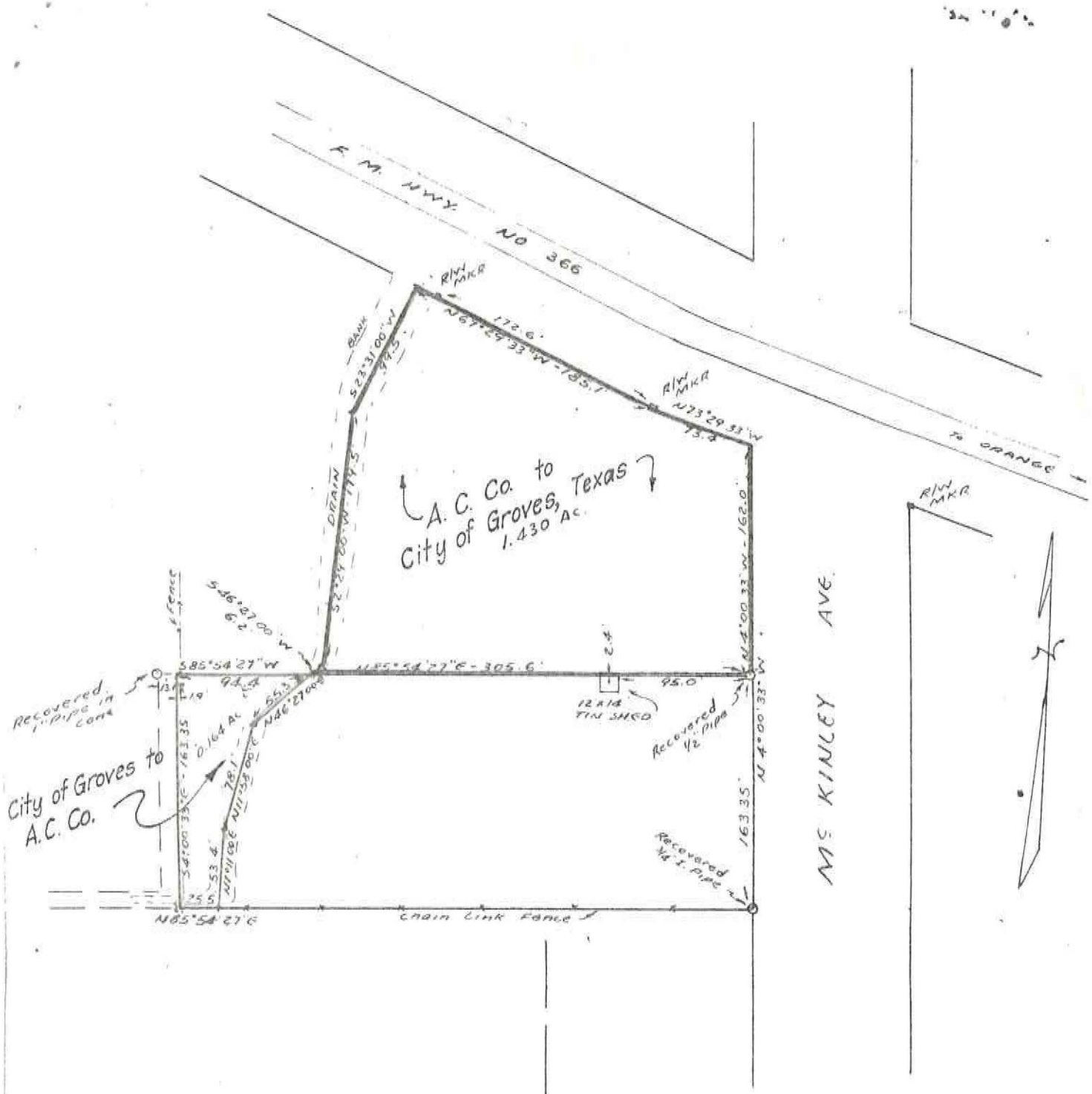
Before me, the undersigned authority, on this day personally appeared E. D. POWERS, VICE President of American Cyanamid Company, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that the same was the act and deed of said American Cyanamid Company, a corporation, and that he executed the same as the act and deed of such corporation, for the purposes and consideration therein expressed, and in the capacity therein stated.

Given under my hand and seal of office this 18<sup>th</sup> day of August, A. D. 1955.



Harry A. Bostrom  
Notary Public in and for  
New York County, New York.

HARRY A. BOSTROM  
Notary Public, State of New York  
No. 30-0363400  
Qualified in Nassau County  
Cert. filed New York Co. Clerks Office  
Term Expires March 30, 1957



SURVEY  
OF  
TWO TRACTS  
IN  
JOSEPH GRIGSBY LEAGUE  
GROVES, JEFFERSON CO., TEXAS

Scale: 1" = 100'

Survey By: L.V. Norris

May 2, 1955

EXHIBIT A.



THE STATE OF TEXAS }

County of Jefferson }

I, FRED G. HILL, County Clerk, of Jefferson County, Texas

hereby certify that the foregoing instrument of writing was filed for record on the 3 day of

Oct 1955, at 10 o'clock A M., and recorded on the 20 day of

Oct 1955, at 11:55 o'clock A M., in the Deed

Records, Jefferson County, Texas, in volume 995, page 190 et seq.

Witness my hand and seal of office at Beaumont, Texas, the day and year last above written.

By Helma Reveto Deputy.

FRED G. HILL,  
County Clerk, Jefferson County, Texas

## Site Behind Warehouse

NEW WAREHOUSE  
TRACT - FROM JEFFERSON  
CITY PROPERTY

THE STATE OF TEXAS

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS

31

That subject to the terms, provisions, reservations, and conditions hereinafter set forth, Jefferson Chemical Company, Inc., a Delaware Corporation, hereinafter styled "Grantor", for and in consideration of six thousand, five hundred twenty dollars (\$6,520) to it in hand paid by The City of Groves, an incorporated city in the state of Texas, hereinafter styled "Grantee", receipt of which is hereby acknowledged, and for which no lien is retained, either express or implied, have this day sold, and do by these presents grant, bargain, sell, and convey unto the Grantee, all that certain tract or parcel of land, situated in the County of Jefferson, State of Texas, and being more particularly described as follows, to wit:

Being 3.26 acres of land, more or less, out of Tract "F" as described in deed conveying title to Jefferson Chemical Company, Inc., from American Cyanamid Company, dated February 16, 1959, of record in Volume 1150, Page 624, Jefferson County, Texas, Deed Records. Said 3.26 acres being more particularly described by metes and bounds as follows, to wit:

PARCEL F-5

STARTING at a point of intersection of the east right-of-way line of Hogaboom Road and the south right-of-way line of Texas State Highway No. 366 said point lying in the northwestern boundary of above mentioned Tract "F", and proceeding South  $50^{\circ} 42' 15''$  East along the south right-of-way line of State Highway No. 366 a distance of 101.45 feet to a point;

THENCE continuing South  $50^{\circ} 09' 15''$  East a distance of 2186.33 feet to a point;



THENCE continuing South  $53^{\circ} 17' 15''$  East a distance of 170.98 feet to an iron stake at the place of beginning for the tract herein described;

THENCE proceeding South  $59^{\circ} 32' 15''$  East a distance of 163.24 feet to a point;

THENCE continuing South  $67^{\circ} 07' 15''$  East a distance of 10.78 feet to a corner, said corner being a distance of approximately 258.50 feet west of the point of intersection of the right-of-way line of McKinley Avenue and the south right-of-way line of the State Highway No. 366, and lying in the present boundary line between the property of Jefferson Chemical Company, Inc., and The City of Groves;

THENCE South  $23^{\circ} 31' 00''$  West a distance of 99.5 feet to a point;

THENCE South  $2^{\circ} 29' 00''$  West a distance of 179.5 feet to a point;

THENCE South  $46^{\circ} 27' 00''$  West a distance of 61.5 feet to a point;

THENCE South  $11^{\circ} 58' 00''$  West a distance of 78.1 feet to a point;

THENCE South  $1^{\circ} 11' 00''$  West a distance of 53.4 feet to a second corner;

THENCE South  $85^{\circ} 54' 27''$  West a distance of 25.5 feet to a point;

THENCE North  $3^{\circ} 50' 58''$  West a distance of 10.0 feet to a point;

THENCE South  $85^{\circ} 54' 27''$  West a distance of 379.2 feet to an iron stake for corner;

THENCE North  $33^{\circ} 29'$  East a distance of 658.0 feet to the point of beginning.

All as shown and noted as Tract F-5 on the attached print.



This deed being subject to the provisions and exceptions of the deed by which the property was conveyed to Jefferson Chemical Company, Inc., from American Cyanamid Company, dated February 16, 1959, of record in Volume 1150, Page 624, Jefferson County, Texas, Deed Records.

This deed is executed subject to all easements of record and all easements now in use, or heretofore granted, for roadways, pipelines, pole lines, and all other purposes affecting the property conveyed herein, and is further subject to all restrictions, if any, and all leases (including without limitation, mineral leases, if any) affecting same.

The Grantor reserves also an easement with the right, privilege, and authority to construct, operate and maintain a drainage ditch or canal and a sanitary sewage effluent line in, on, over, and across a portion of the above tract, together with rights of ingress and egress incidental thereto, as described by metes and bounds as follows, to wit:

The point of beginning being the most northwestern corner of Tract F-5 lying in the south right-of-way line of State Highway No. 366, thence proceeding South  $59^{\circ} 32' 15''$  East a distance of 163.24 feet to a point;

THENCE continuing South  $67^{\circ} 07' 15''$  East a distance of 10.78 feet to a corner, said corner being a distance of approximately 258.50 feet West of the point of intersection of the west right-of-way line of McKinley Avenue and the South right-of-way line of the State Highway No. 366;

THENCE South  $23^{\circ} 31' 00''$  West a distance of 70.00 feet to a second corner;

THENCE North  $67^{\circ} 07' 15''$  West a distance of 15.42 feet to a point;



THENCE North 59° 32' 15" West a distance of 171.58 feet  
to a third corner;

THENCE North 33° 29' 00" East a distance of 70.01 feet  
to the point of beginning.

All as shown and noted as drainage easement on the  
attached print.

Taxes are to be prorated as of the date of the deed and will  
henceforth be assumed by the Grantee.

TO HAVE AND TO HOLD the above-described premises, subject to  
the above exceptions, together with all and singular the rights and  
appurtenances thereto in anywise belonging unto the said City of  
Groves, Texas, forever; and Jefferson Chemical Company, Inc., does  
hereby bind itself, its successors and assigns to warrant and forever  
defend all and singular the said premises unto the said City of Groves,  
Texas, its successors and assigns, against every person whomsoever,  
lawfully claiming, or to claim the same, or any part thereof, by,  
through or under said Jefferson Chemical Company, Inc.

IN WITNESS WHEREOF, the said Jefferson Chemical Company,  
Inc., has caused these presents to be executed by its corporate  
officers hereunto duly authorized, and its corporate seal to be  
hereon duly impressed, this the 27th day of November, A.D., 1961.

ATTEST:

JEFFERSON CHEMICAL COMPANY, INC.

ATTEST:

L. E. Ottum  
Vice President, Manufacturing  
THE CITY OF GROVES

David M. (Dave) Smith  
Mayor David M. (Dave) Smith

Sylvester Moore  
Councilman Sylvester Moore

Homer Triche  
Councilman Homer Triche

Dan A. Tummins  
Councilman Dan Tummins

Tom Canady  
Councilman Tom Canady

Approved as to Form Legal Dept.
By <u>[Signature]</u>
Date <u>11-27-61</u>

Approved as to Terms
By <u>[Signature]</u>
Date <u>11/27/61</u>



THE STATE OF TEXAS

COUNTY OF JEFFERSON

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared L. R. Straw, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that the same was the act of the said Jefferson Chemical Company, Inc., a corporation, and that he executed the same as the act of such corporation for the purposes and considerations therein expressed, and in capacity therein stated.

Given under my hand and seal of office this the 27th day of November, 1961.

My Commission Expires:

June 1, 1963

Walter S. Kosman  
Notary Public in and for  
Harris County, Texas



THE STATE OF TEXAS     )  
                                  )     KNOW ALL MEN BY THESE PRESENTS:  
COUNTY OF JEFFERSON    )

41

That Mrs. Eldie Hunt of Jefferson County, Texas, as Party of the First Part, and the City of Groves, Texas, as Party of the Second Part, have this day made and entered into the following agreement, to-wit:

Party of the First Part, for and in consideration of the sum of Five Hundred (\$500.00) Dollars, to her in hand paid by the City of Groves, Texas, the receipt of which is hereby acknowledged, hereby agrees, binds and obligates herself, her heirs, executors and administrators, to give said Party of the Second Part an option to October 15, 1969, to purchase the tract of land described below for the sum of Eight Thousand Five Hundred (\$8500.00) payable as follows: Twenty-five Hundred (\$2500.00) Dollars cash, conveying good and merchantable title upon delivery of the deed/on the date of purchase, and the balance of Six Thousand (\$6,000.00) Dollars to be paid by promissory note, which shall be payable in four (4) annual installments of Fifteen Hundred (\$1,500.00) Dollars each, plus interest at Five per cent (5%) per annum. Each annual installment being due on the anniversary date of the sale until fully paid. Said note to be secured by Vendor's Lien and Deed of Trust Lien to be executed by Party of the Second Part contemporaneously with the delivery of the Vendor's Lien Deed by Party of the First Part, conveying the following described tract of land situated in Jefferson County, Texas, to-wit:

All that certain lot, tract or parcel of land, lying and being situated in the County of Jefferson, State of Texas, platted, known and described as follows, to-wit:

BEGINNING at the Northeast corner of Lot No. 1, in Block No. 4 of the LEE ADDITION to Groves, in Jefferson County, Texas; thence North crossing the public road ~~and~~ **AND AT RIGHT ANGLES** parallel to the public road, 350 feet to point for the first and beginning corner of the tract herein under contract;

THENCE continuing North at right angles to said Public Road, 300 feet to point for second corner;

THENCE West, parallel to said public road, 145.2 feet to point for third corner;

THENCE South 300 feet to point for fourth corner and thence East parallel to said public road, 145.2 feet to the first and beginning corner of the tract herein under contract, being a tract 145.2 feet by 300 feet located in the Joseph Grisby League in Jefferson County, Texas.

As a FURTHER CONSIDERATION of the sale, the Buyer must erect a 6 foot wooden fence <sup>E.H</sup> ~~along~~ along the southerly boundary line of the tract here under contract.

Said Party of the First Part agrees, binds and obligates herself that she will not sell nor incumber said real estate or any part thereof, and it is hereby expressly understood and agreed that the Party of the Second Part shall have the complete and full option to purchase this land ahead of all others; however, the purchase must be consummated by the 15th day of October 1969.

The Party of the Second Part may either perform and require specific performance of this Contract fully during the period stated above, or disaffirm, in which latter case the Party of the First Part shall retain, as consideration for this option and as liquidated damages, the said cash payment given for this option and no further liability or obligation in such case is to be borne or performed, by either party hereto.

IN TESTIMONY WHEREOF, witness our hands, this 9<sup>th</sup> day of DECEMBER, 1968.

PARTY OF THE FIRST PART:

Mrs. Eldie Hunt  
Mrs. Eldie Hunt

PARTY OF THE SECOND PART:

CITY OF GROVES, TEXAS

By Harold Lee  
Mayor

ATTEST:

Larry J. Broussard



## Mechanic Shop

ORDINANCE NO. 422

AN ORDINANCE RATIFYING AND CONFIRMING THE PURCHASE OF A TRACT OF LAND BY THE CITY OF GROVES WHICH HAS HERETOFORE BEEN AUTHORIZED BY THE CITY COUNCIL; AUTHORIZING THE EXECUTION OF A PROMISSORY NOTE TO EVIDENCE THE BALANCE OF THE PURCHASE PRICE; PROVIDING FOR THE SECURITY OF SAID NOTE; PRESCRIBING LIMITATIONS ON THE REMEDIES AVAILABLE TO THE OWNER OF SAID NOTE IN THE EVENT OF DEFAULT; CONTAINING OTHER PROVISIONS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, The City of Groves has heretofore entered into an Option Contract for the purchase of the hereinafter described land from Eldie Hunt, a feme sole, for the total sum of \$9,000.00; and

WHEREAS, the City Council of The City of Groves has heretofore authorized and directed the Mayor of the City to execute said Option Contract to make said purchase and to execute a note for the balance due thereon; and

WHEREAS, the sum of \$3,000.00 has now been paid in accordance with the terms of said Option Contract and a note in the sum of \$6,000.00 bearing interest at the rate of 5% per annum, dated October 15, 1969, and payable in annual installments of \$1500.00 each, plus interest, has been executed and delivered to Eldie Hunt, a feme sole, in exchange for the delivery to the City of Groves of a Deed from the said Eldie Hunt, a feme sole, Grantor, conveying to The City of Groves, the following described property, to-wit:

All that certain lot, tract or parcel of land, lying and being situated in the County of Jefferson, State of Texas, platted, known and described as follows, to-wit:

BEGINNING at the Northeast corner of Lot Number One (1) in Block Number Four (4) of the LEE ADDITION to Groves, in Jefferson County, Texas; thence North crossing the public road at right angles to the public road, 350 feet to point for the first and beginning corner of the tract herein; THENCE continuing North at right angles to said public road, 300 feet to point for second corner; THENCE West, parallel to said public road, 145.2 feet to point for third corner; THENCE South 300 feet to point for fourth corner and thence East parallel to said public road, 145.2 feet to the first and beginning corner of the tract herein, being a tract 145.2 feet by 300 feet located in the Joseph Grisby League in Jefferson County, Texas, according to the map or plat thereof on file and of record in the office of the County Clerk of Jefferson County, Texas, at Beaumont;



AND WHEREAS, said Deed and Note and Deed of Trust, additionally securing said Note, were all executed and delivered in accordance with said Option Contract, on October 15, 1969; and

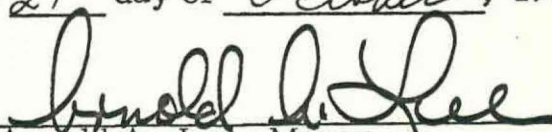
WHEREAS, said note provides that the City of Groves shall not be personally liable on said note and the sole remedy of the owner of said note in the event of default shall be the foreclosure of the vendor's lien and/or deed of trust lien and the sale of said tract of land thereunder without rendition of any deficiency judgment against the City; now, therefore

BE IT ORDAINED BY THE CITY OF GROVES:

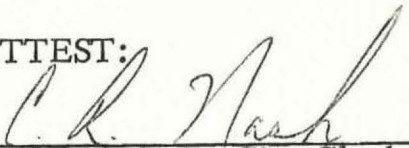
SECTION 1: - That the action of Arnold A. Lee, Mayor of The City of Groves, in executing a Note and Deed of Trust, dated October 15, 1969, in accordance with the terms of that certain Option Contract heretofore executed, all as set forth hereinabove, be, and the same is, hereby in all things ratified, confirmed and approved.

SECTION 2: - This Ordinance shall take effect from and after its passage.

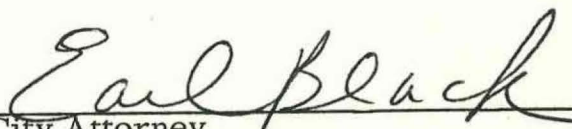
PASSED, APPROVED and ADOPTED at a regular meeting of the City Council of the City of Groves this 27 day of October, 1969.

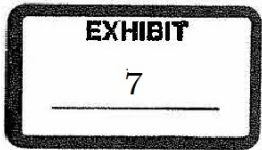
  
\_\_\_\_\_  
Arnold A. Lee, Mayor  
The City of Groves

ATTEST:

  
\_\_\_\_\_  
C. R. Nash, City Clerk

This Ordinance, including all the provisions thereof, is hereby approved as to form and legality.

  
\_\_\_\_\_  
Earl Black  
City Attorney



BLACK & BLACK  
LAWYERS  
3627 PROFESSIONAL DRIVE  
PORT ARTHUR, TEXAS

41

City Garage site

Mechanic Shop

THE STATE OF TEXAS    § 784011  
   :  
COUNTY OF JEFFERSON §                    KNOW ALL MEN BY THESE PRESENTS:

THAT I, ELDIE HUNT, a feme sole, of the County of Jefferson, State of Texas, for and in consideration of the sum of THREE THOUSAND AND NO/100 (\$3,000.00) DOLLARS cash, to me in hand paid, the receipt of which is hereby acknowledged, and in the further consideration of the execution and delivery by the Grantee herein of one certain promissory note in the principal sum of \$6,000.00, bearing interest from date at the rate of five percent (5%) per annum, dated October 15, 1969, and payable in four (4) annual installments of \$1500.00 each, plus interest, the first installment being due and payable on or before the 15th day of October, 1970, and a like installment becoming due and payable on or before the 15th day of October of each successive year thereafter until the whole principal sum has been paid, together with interest; the interest being payable annually as it accrues on the unpaid balance of principal and payable in addition to and together with installments of principal, which note provides that in the event of default in the payment thereof or any interest thereon when due, or in default of any of the terms and covenants of the Deed of Trust, the entire note may be matured. Said note further provides for attorney's fees and waiver of presentment protest and notice of protest, and provides that the same is executed without personal liability on the part of the City of Groves and that the exclusive remedy for the collection thereof shall be foreclosure of said Vendor's Lien and/or Deed of Trust lien, and that no deficiency judgment shall be taken against the City; said note being secured by a Vendor's Lien herein reserved, and additionally secured by a Deed of Trust lien created by a Deed of Trust of even date herewith from the Grantee herein to N. M. Giles, Trustee, covering the property herein conveyed; have GRANTED, SOLD and CONVEYED, and by these presents do GRANT, SELL and CONVEY, unto the said THE CITY OF GROVES, a Texas



Municipal Corporation, of Jefferson County, Texas, the following described property, to-wit:

All that certain lot, tract or parcel of land, lying and being situated in the County of Jefferson, State of Texas, platted, known and described as follows, to-wit:

BEGINNING at the Northeast corner of Lot Number One (1) in Block Number Four (4) of the LEE ADDITION to Groves, in Jefferson County, Texas; thence North crossing the public road at right angles to the public road, 350 feet to point for the first and beginning corner of the tract herein; THENCE continuing North at right angles to said public road, 300 feet to point for second corner; THENCE West, parallel to said public road, 145.2 feet to point for third corner; THENCE South 300 feet to point for fourth corner and thence East parallel to said public road, 145.2 feet to the first and beginning corner of the tract herein, being a tract 145.2 feet by 300 feet located in the Joseph Grisby League in Jefferson County, Texas, according to the map or plat thereof on file and of record in the office of the County Clerk of Jefferson County, Texas, at Beaumont;

To the extent the same are in effect at this time, this conveyance is made subject to any and all restrictions, covenants and easements, if any, relating to the above described property shown of record in the hereinabove mentioned County and State, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, to the extent the same affect or relate to the above described property. This conveyance is further subject to all outstanding mineral interests, reservations or leases affecting said property, to the extent the same are now in effect, provided the same are of record in the office of the County Clerk of the above mentioned County and State.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said THE CITY OF GROVES, its successors and assigns forever and I do hereby bind myself, my heirs, executors and administrators, to Warrant and Forever Defend, all and singular the said premises unto the said THE CITY OF GROVES, its successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof.

But it is expressly agreed and stipulated that the Vendor's Lien is retained against the above described property until the above described note, and all interest thereon, are fully paid according to its face and tenor, effect and reading, when this deed shall become absolute.

WITNESS MY HAND this 15th day of October, A. D., 1969.

*Eldie Hunt*

ELDIE HUNT

THE STATE OF TEXAS    Ø  
                                  Ø  
COUNTY OF JEFFERSON   Ø

BEFORE ME, the undersigned, a Notary Public in and for said County and State, on this day personally appeared ELDIE HUNT, a feme sole, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 15<sup>th</sup> day of October, A. D., 1969.

*N. W. Giler*

Notary Public in and for  
Jefferson County, Texas.

JEFFERSON COUNTY, TEXAS

OCT 21 8 00 AM 1969

\*\*\*\*\*

Vol. 1615 Page 203

STATE OF TEXAS  
COUNTY OF JEFFERSON

I, [Name], of the County of Jefferson, State of Texas, do hereby certify that the within and foregoing instrument was filed for record in the County of Jefferson, State of Texas, on the 21st day of October, 1969, at 8:00 AM, and the same was duly recorded in the Public Records of said County, in Book No. 1615, Page 203.

WITNESSED my hand and the seal of said County, at the City of [City], State of Texas, this 21st day of October, 1969.  
COUNTY CLERK  
JEFFERSON COUNTY, TEXAS



76  
#44



NOTICE

Prepared by the State Bar of Texas for use by Lawyers only. Reviewed 1-1-76. To select the proper form, fill in blank spaces, strike out form provisions or insert special terms constitutes the practice of law. No "standard form" can meet all requirements.

8328746

WARRANTY DEED (LONG FORM)

100 35 0492

THE STATE OF TEXAS  
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS:

That KENNETH RYAN and wife, BARBARA FAYE RYAN, ---

of the County of Jefferson --- and State of Texas, --- for and in  
consideration of the sum of TEN AND NO/100 -----  
----- (\$10.00) ----- DOLLARS

and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which  
is hereby acknowledged,

have GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY unto  
--- THE CITY OF GROVES, a municipal corporation, ---

of the County of Jefferson --- and State of Texas, ---, all of  
the following described real property in Jefferson --- County, Texas, to-wit:

Being a tract of land out of and a part of the Joseph Grigsby League, Jefferson County, Texas, and being more particularly described by metes and bounds as follows, to-wit:  
BEGINNING at the Northeast corner of Lot 1, Block 4, of Lee Addition to the Groves, Jefferson County, Texas, a plat of which is recorded in Volume 5, page 139, of the Map Records of Jefferson County, Texas; THENCE North, crossing Wilson Avenue, a distance of 50.00 feet to a 1½ inch iron pipe in concrete for reference point; THENCE continuing North along the Westerly line of McKinley Avenue a distance of 200.00 feet to an iron pin for POINT OF BEGINNING of the tract herein described;  
THENCE West parallel with Wilson Avenue a distance of 145.2 feet to an iron pin for corner in the East line of a tract owned by the City of Groves;

THENCE North, along the East line of said City of Groves tract, a distance of 100.00 feet to the Southwest corner of a tract also owned by the City of Groves, an iron pin for corner;

THENCE East, parallel with Wilson Avenue, and along the Southerly line of said City of Groves tract, a distance of 145.20 feet to an iron pin for corner in the West line of McKinley Avenue;

THENCE South along the West line of McKinley Avenue a distance of 100.00 feet to the POINT OF BEGINNING, and being a tract 100 feet wide and 145.20 feet in depth, fronting 100 feet on McKinley Avenue.

This conveyance is made SUBJECT TO all zoning laws, restrictions, covenants, conditions, easements and mineral and/or royalty reservations of record, if any, affecting this property.

100 35 0494

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said grantee , its/ <sup>successors ---</sup> ~~heirs~~ and assigns forever; and we do hereby bind ourselves, our heirs, executors and administrators to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee , its successors ~~heirs~~ and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

EXECUTED this 10th day of October, , A.D. 1983

Kenneth Ryan  
Kenneth Ryan

Barbara Faye Ryan  
Barbara Faye Ryan

MAILING ADDRESS OF GRANTEE:

P. O. Box 846

Groves, TX 77619

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF JEFFERSON }

Before me, the undersigned authority, on this day personally appeared

--- KENNETH RYAN and BARBARA FAYE RYAN, ---

known to me to be the personS..... whose name S... are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the

11<sup>th</sup> day of October, A.D. 1983.

Maxine Young  
Notary Public in and for Jefferson County, Texas.

My commission expires \_\_\_\_\_, 19\_\_\_\_.

MAXINE YOUNG  
NOTARY PUBLIC, STATE OF TEXAS  
MY COMMISSION EXPIRES: 5-31-83

(Printed or stamped name of notary)





(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_

FILED FOR RECORD  
*R L Rame*  
COUNTY CLERK  
JEFFERSON COUNTY, TEXAS

OCT 13 9 13 AM '83

100 35 0495

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas.

My commission expires....., 19\_\_\_\_.

(Printed or stamped name of notary)

(Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_

known to me to be the person..... whose name..... subscribed to the foregoing instrument, and acknowledged to me that..... he..... executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas.

My commission expires....., 19\_\_\_\_.

(Printed or stamped name of notary)

WARRANTY DEED  
(Long Form)

KENNETH RYAN, ET UX

TO

THE CITY OF GROVES

STATE OF TEXAS  
COUNTY OF JEFFERSON  
I hereby certify that this instrument was filed on the data and time stamped hereon by me and was duly recorded in the Official Public Records of Real Property of Jefferson County, Texas, on

OCT 13 1983



*R L Rame*  
COUNTY CLERK, Jefferson County, Texas

PREPARED IN THE LAW OFFICE OF:

BLACK & BLACK  
3627 Professional Drive  
P. O. Box 3286  
Port Arthur, TX 77643

PLEASE RETURN TO:

BLACK & BLACK  
Attorneys at Law  
P. O. Box 3286  
Port Arthur, TX 77643

(Corporate Acknowledgment)

THE STATE OF TEXAS  
COUNTY OF \_\_\_\_\_

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_

of \_\_\_\_\_

a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, in the capacity therein stated and as the act and deed of said corporation.

Given under my hand and seal of office on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_

Notary Public in and for \_\_\_\_\_ County, Texas.

My commission expires....., 19\_\_\_\_.

(Printed or stamped name of notary)

9123669

Water Treatment Plant

103 77 1573

EXHIBIT

9

9124893

6C9827

DEED OF GIFT

This document is being refiled for correction of legal description.

Date: *July 19*, 1991

Grantor: JAMES FERNANDEZ and wife, IVA MAE FERNANDEZ

Grantor's Mailing Address (including county):

6835 Capitol  
Groves, Jefferson County, TX 77619

Grantee: CITY OF GROVES, a municipal corporation

Grantee's Mailing Address (including county):

P. O. Box 846  
Groves, Jefferson county, Texas 77619

Consideration:

ONE AND NO/100 DOLLAR (\$1.00) and other valuable consideration

Property (including any improvements):

BEING a tract of land out of and a part of the Joseph Grigsby Survey in the City of Groves, Jefferson County, Texas, the herein described tract being out of the Northerly part of the T. J. Richmond tract as recorded in Vol. 393 page 475 Deed Records of Jefferson County, Texas (see Deed recorded 12-21-39 in Vol. 463 page 570 Deed Records of Jefferson County, Texas, for a correction to the bearing of the Easterly line of the said Richmond tract and sets the Northeasterly corner of the said Richmond tract 600 feet Northerly of the Northerly line of Wilson Avenue as measured at right angles to Wilson Avenue), the herein described tract of land includes the Northerly portion of a tract conveyed from T. J. Richmond to James Fernandez in Vol. 1678 page 166 Deed Records of Jefferson County, Texas; herein described tract being more fully described by metes and bounds as follows, to-wit:

COMMENCING at a found 1-1/2 inch iron pipe in the Northerly line of Wilson Avenue (50 foot right-of-way) being the Southeasterly corner of the Walter Beaumont property, same being the Southwesterly corner of the T. J. Richmond tract as recorded in Vol. 393 page 475 Deed Records of Jefferson County, Texas, and corrected by Deed recorded in Vol. 463 page 570 Deed Records of Jefferson County, Texas, said 1-1/2 inch iron pipe also being at the intersection of the Northerly line of said Wilson Avenue with the Northerly extension of the Westerly line of Lot Number Four (4) in Block Number Six (6) of LEE ADDITION to the Groves as shown on map recorded in Vol. 5 page 139 Map Records of Jefferson County, Texas, said 1-1/2 inch iron pipe also marks the Southwest-erly corner of a tract of land conveyed by Lula Irvin to Sure-Shot Game Calls (a Guardian's Deed) as recorded in Vol. 2299 page 261 Deed Records, of Jefferson County, Texas, said Beaumont property has been conveyed to Texaco Chemical Company (Texaco) as recorded under County Clark's Film Code No. 103-23-1620 Real

103 79 0561

George  
960



Property Records of Jefferson county, Texas,  
recorded 6-28-90;

THENCE North 08 deg, 10 min. East, along the Easterly line of the said Texaco property, same being the Westerly line of the said Sure-Shot Game Calls property, a distance of 304.77 feet to a 1/2 inch iron rod set for the Northwesternly corner of the said Sure-Shot Game Calls property;

THENCE continuing North 08 deg. 10 min. East, along the said Easterly line of the Texaco property, same being the Westerly line of the said T. J. Richmond tract, a distance of 304.83 feet to a "P-K" nail set in the concrete base of a corner post of a 6 foot high chain link fence, said nail being set for the Northwesternly corner of the said T. J. Richmond tract, and the Southwesterly corner of a 36.88 acre tract conveyed by American Cyanamid Company to Jefferson Chemical Company, now Texaco Chemical Company (Texaco);

THENCE North 87 deg. 59 min. East, (being parallel to, Northerly of, and 600.00 feet perpendicularly distant from the said Northerly line of Wilson Avenue) along the Northerly line of the said T. J. Richmond tract, same being the Southerly line of the said Texaco 36.88 acre tract, a distance of 90.50 feet to the first corner and the POINT OF BEGINNING of the herein described tract of land;

THENCE continuing North 87 deg. 59 min. East, (being parallel to, Northerly of, and 600.00 feet perpendicularly distant from the said Northerly line of Wilson Avenue) along the Northerly line of the said T. J. Richmond tract, a distance of 199.98 feet to a 1/2 inch iron rod set for the second corner of the herein described tract of land, also being the Northeasterly corner of the said T. J. Richmond tract, and the Northwesternly corner of the O. E. Irvin tract as recorded in Vol. 463 page 570 Deed Records of Jefferson County, Texas;

THENCE South 06 deg. 06 min. East, along the common line between the said Richmond and Irvin tracts, same being along the Westerly line of a 2.431 acre tract conveyed to the City of Groves as recorded in Vol. 1865 page 79 Deed Records of Jefferson County, Texas, a distance of 300.77 feet to a 1/2 inch iron rod set for the third corner of the herein described tract of land, also being the Northeasterly corner of a tract conveyed to Robert J. Boudoin as recorded in Vol. 1318 page 390 Deed Records of Jefferson County, Texas, the said third corner also bears North 06 deg. 06 min. west and 0.76 feet from the following;

\* the Southwesterly corner said City of Groves 2.431 acre tract, and

\* the Northwesternly corner of a tract conveyed to Robert J. Boudoin in Vol. 2303 page 416 Deed Records of Jefferson County, Texas;



THENCE South 87 deg. 59 min. West, (being parallel to, Northerly of, and 300.00 feet perpendicularly distant from the Northerly line of Wilson Avenue), along the Northerly line of the said Boudoin 1318/390 tract and along the Northerly line of a tract conveyed to Robert J. Boudoin recorded in Vol. 1680 page 154 Deed Records of Jefferson County, Texas, at 75.00 feet passing the Northwestern corner of the said Boudoin 1318/390 tract, same being the Northeasterly corner of the said Boudoin 1680/154 tract, in all a distance of 150.00 feet to a 1/2 inch iron rod set for the fourth corner of the herein described tract of land, also being the Northwestern corner of the said Boudoin 1680/154 tract;

THENCE South 06 deg. 06 min. East, along the Westerly line of the said Boudoin 1680/154 tract, a distance of 0.76 feet to a 1/2 inch iron rod set for the fifth corner of the herein described tract of land, also being the Northeasterly corner of a tract conveyed by T. J. Richmond to James Fernandez as recorded in Vol. 1722 page 413 Deed Records of Jefferson County, Texas;

THENCE South 87 deg. 59 min. West, (being parallel to, Northerly of, and 299.24 feet perpendicularly distant from the Northerly line of Wilson Avenue) along the Northerly line of the said Fernandez 1722/413 tract, a distance of 75.00 feet to a 1/2 inch iron rod set for the sixth corner of the herein described tract of land, also being the Northwestern corner of the said Fernandez 1722/413 tract;

THENCE South 89 deg. 01 min. 42 sec. West, across a tract of land conveyed from T. J. Richmond to James Fernandez as recorded in Vol. 1678 page 166 Deed Records of Jefferson County, Texas, a distance of 40.05 feet to a 1/2 inch iron rod set for the seventh corner of the herein described tract of land, also being the Northeasterly corner of the said Sure-Shot Game Calls property;

THENCE North 06 deg. 15 min. East, a distance of 303.18 feet to the POINT OF BEGINNING.

**Reservations from and Exceptions to Conveyance and Warranty:**

Any and all restrictions, covenants, conditions and easements, mineral and/or royalty reservations of record, if any, relating to the hereinabove described property, but only to the extent they are still in effect, and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.

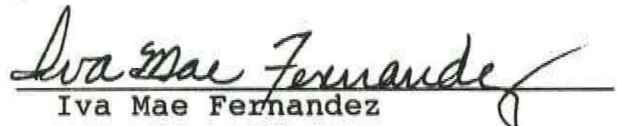
Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, GIVES, GRANTS, AND CONVEYS to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's successors or assigns forever. Grantor binds Grantor and Grantor's successors and assigns to warrant and forever defend all and singular the property to Grantee and Grantee's successors and assigns against



every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

  
James Fernandez

  
Iva Mae Fernandez

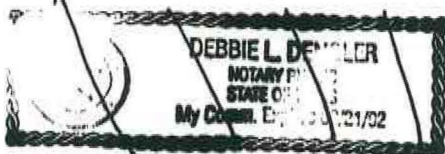
103 79 0564


THE STATE OF TEXAS §

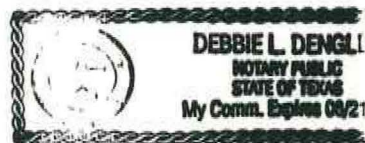
COUNTY OF JEFFERSON §

This instrument was acknowledged before me this 19 day of ~~May~~, 1991, by JAMES FERNANDEZ and wife, IVA MAE FERNANDEZ.

July



  
Notary Public, State of Texas



FILED FOR RECORD

'91 JUL 23 A10:34

  
COUNTY CLERK  
JEFFERSON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF JEFFERSON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Real Property of Jefferson County, Texas, on

JUL 23 1991



  
County Clerk, Jefferson County, Texas

AFTER RECORDING RETURN TO:

The City of Groves  
P. O. Box 846  
Groves, Texas 77619

PREPARED IN THE LAW OFFICE OF:

BLACK & BLACK  
3627 Professional Drive  
Post Office Box 3286  
Port Arthur, TX 77643

FILED FOR RECORD

'91 AUG -1 AIO:30

103 79 0565

*Leticia Ramos*  
COUNTY CLERK  
JEFFERSON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF JEFFERSON

I hereby certify that this instrument was filed on  
the date and time stamped hereon by me and was duly  
recorded in the Official Public Records of Real Property  
of Jefferson County, Texas, on

AUG 1 1991



*Leticia Ramos*

County Clerk, Jefferson County, Texas

RECORDED  
INDEXED  
STATE OF TEXAS  
JEFFERSON COUNTY

RECORDED  
INDEXED  
STATE OF TEXAS  
JEFFERSON COUNTY

07/23/91 RCD 91 23667 \$ 9.00

09/01/91 RCD 91 24893 \$ 9.00



9123670

Water Treatment Plant

629827  
WARRANTY DEED

103 77 1577

Date: *July* ~~May~~ 19, 1991

Grantor: JAMES FERNANDEZ and wife, IVA MAE FERNANDEZ

Grantor's Mailing Address (including county):

6835 Capitol  
Groves, Jefferson County, TX 77619

Grantee: CITY OF GROVES, a municipal corporation

Grantee's Mailing Address (including county):

P. O. Box 846  
Groves, Jefferson county, Texas 77619

Consideration:

TEN THOUSAND AND NO/100 DOLLARS (\$10,000.00)

Property (including any improvements):

BEING a tract of land out of and a part of the Joseph Grigsby survey in the city of Groves, Jefferson County, Texas, the said tract being out of the Northwesterly part of the T. J. Richmond tract as recorded in Vol. 393 page 475 Deed Records of Jefferson County, Texas, (see Deed recorded 12-21-39 in Vol. 463 page 570 Deed Records of Jefferson County, Texas, for a correction to the bearing of the Easterly line of the said Richmond tract and sets the Northeasterly corner of the said Richmond tract 600 feet Northerly of the Northerly line of Wilson Avenue as measured at right angles to Wilson Avenue), the herein described tract includes a tract conveyed to James Fernandez in Vol. 1726 page 211 Deed Records of Jefferson County, Texas, and being more fully described by metes and bounds as follows, to-wit:

COMMENCING at a found 1-1/2 inch iron pipe in the Northerly line of Wilson Avenue (50 foot right-of-way) being the Southeasterly corner of the Walter Beaumont property, same being the Southwesterly corner of the T. J. Richmond tract as recorded in Vol. 393 page 475 Deed Records of Jefferson County, Texas, and corrected by Deed in Vol. 463 page 570, all of the Deed Records of Jefferson county, Texas, said 1-1/2 inch iron pipe also being at the intersection of the Northerly line of said Wilson Avenue with the Northerly extension of the Westerly line of Lot Number Four (4) in Block Number Six (6) of LEE ADDITION to the Groves as shown on map recorded in Vol. 5 page 139 Map Records of Jefferson County, Texas, said 1-1/2 inch iron pipe also marks the Southwesterly corner of a tract of land conveyed by Lula Irvin to Sure-Shot Game Calls (a Guardian's Deed) as recorded in Vol. 2299 page 261 Deed Records of Jefferson County, Texas, said Beaumont property has been conveyed to Texaco Chemical Company (Texaco) as recorded under County Clerk's Film Code No. 103-23-1620 Real Property Records of Jefferson County, Texas, recorded 6-28-90;



THENCE North 08 deg. 00 min. East, along the Easterly line of the said Texaco property, same being the Westerly line of the said Sure-Shot Game Calls property, a distance of 304.77 feet to a 1/2 inch iron rod set for the first corner and POINT OF BEGINNING of the herein described tract of land, also being the Northwesterly corner of the said Sure-Shot Game Calls property;

THENCE continuing North 08 deg. 10 min. East, along the said Easterly line of the Texaco property, same being the Westerly line of the said T. J. Richmond tract, a distance of 304.83 feet to a "P-K" nail set in the concrete base of a corner post of a 6 foot high chain link fence, said nail being set for the second corner of the herein described tract of land, also being the Northwesterly corner of the said T. J. Richmond tract, and the Southwesterly corner of a 36.88 acre tract conveyed by American Cyanamid Company to Jefferson Chemical Company, now Texaco Chemical Company (Texaco);

THENCE North 87 deg. 59 min. East, (being parallel to, Northerly of, and 600. 00 feet perpendicularly distant from the said Northerly line of Wilson Avenue) along the Northerly line of the said T. J. Richmond tract, same being the Southerly line of the said Texaco 36.88 acre tract, a distance of 90.50 feet to the third corner of the herein described tract of land;

THENCE South 06 deg. 15 min. West, a distance of 303.18 feet to a 1/2 inch iron rod set for the fourth corner of the herein described tract of land, also being the Northeasterly corner of the said Sure-Shot Game Calls property;

THENCE South 87 deg. 59 min. West, (being parallel to, Northerly of, and 299.97 feet perpendicularly distant from the Northerly line of Wilson Avenue) along the Northerly line of the said Sure-Shot Game Calls property, a distance of 100.80 feet to the POINT OF BEGINNING.

#### Reservations from and Exceptions to Conveyance and Warranty:

Any and all restrictions, covenants, conditions and easements, mineral and/or royalty reservations of record, if any, relating to the hereinabove described property, but only to the extent they are still in effect, and all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect, relating to the hereinabove described property.


Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators,



successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural.

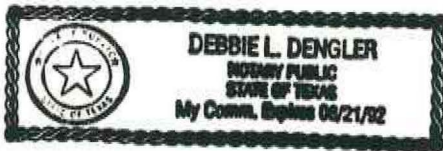
  
James Fernandez

  
Iva Mae Fernandez

THE STATE OF TEXAS §

COUNTY OF JEFFERSON §

This instrument was acknowledged before me this 19 day  
of ~~May~~, 1991, by JAMES FERNANDEZ and wife, IVA MAE FERNANDEZ.  
July



  
Notary Public, State of Texas

FILED FOR RECORD

'91 JUL 23 A10:34

  
COUNTY CLERK  
JEFFERSON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF JEFFERSON

I hereby certify that this instrument was filed on  
the date and time stamped hereon by me and was duly  
recorded in the Official Public Records of Real Property  
of Jefferson County, Texas, on

JUL 23 1991



  
County Clerk, Jefferson County, Texas

AFTER RECORDING RETURN TO:

The City of Groves  
P. O. Box 846  
Groves, Texas 77619

PREPARED IN THE LAW OFFICE OF:

BLACK & BLACK  
3627 Professional Drive  
Post Office Box 3286  
Port Arthur, TX 77643

The real property, described below, which you are about to purchase is located in the Jefferson County Drainage District No. 7. The District has taxing authority separate from any other taxing authority, and may, subject to voter approval, issue an unlimited amount of bonds and levy an unlimited rate of tax in payment of such bonds. As of this date, the most recent rate of taxes levied by the District on real property located in the District is \$0.135 on each \$100.00 of assessed evaluation. The total amount of bonds which has been approved by the voters and which have been or may, at this date, be issued is \$11,500,000.00, and the aggregate initial principal amounts of all bonds issued for one or more of the specified facilities of the District and payable in whole or in part from property taxes which have been previously issued was \$17,445,000.00. The purpose of this District is to provide drainage and flood control facilities and services within the district through the issuance of bonds payable in whole or in part from property taxes. The cost of the utilities facilities is not included in the purchase price of your property, and these utility facilities are owned or to be owned by the District. The legal description of the property which you are acquiring is as follows:

Metes & bounds attached

DATE: 7-19-91

SELLER: James Fernandez

SELLER: Iva Mae Fernandez

The undersigned purchaser hereby acknowledges receipt of the foregoing notice at or prior to execution of a binding contract for the purchase of the real property described in such notice or at closing of purchase of the real property.

City of Groves

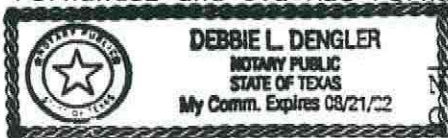
DATE: 7-11-91

PURCHASER: By: A.R. Kimler

PURCHASER: A.R. Kimler

THE STATE OF TEXAS )  
COUNTY OF JEFFERSON )

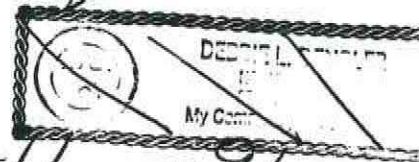
This instrument was acknowledged before me, on 7-19, 1991  
by James Fernandez and Iva Mae Fernandez.



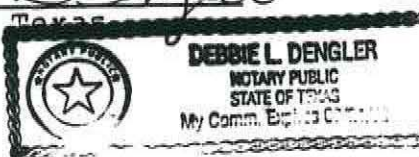
Debbie L. Dengler  
Notary Public, State of Texas  
Commission Expires:  
Notary's Printed Name:

THE STATE OF TEXAS )  
COUNTY OF JEFFERSON )

This instrument was acknowledged before me, on 7-11, 1991  
by A.R. Kimler, City Manager, City of Groves.



Debbie L. Dengler  
Notary Public, State of Texas  
Commission Expires:  
Notary's Printed Name:



Return to: City of Groves  
PO Box 846  
Groves, TX 77644



## EXHIBIT "A"

## TRACT I:

BEING a tract of land out of and a part of the Josepn Grigsby Survey in the City of Groves, Jefferson County, Texas, the said tract being out of the Northwesterly part of the T. J. Richmond tract as recorded in Vol. 393 page 475 Deed Records of Jefferson County, Texas, (see Deed recorded 12-21-39 in Vol. 463 page 570 Deed Records of Jefferson County, Texas, for a correction to the bearing of the Easterly line of the said Richmond tract and sets the Northeasterly corner of the said Richmond tract 600 feet Northerly of the Northerly line of Wilson Avenue as measured at right angles to Wilson Avenue), the herein described tract includes a tract conveyed to James Fernandez in Vol. 1726 page 211 Deed Records of Jefferson County, Texas, and being more fully described by metes and bounds as follows, to-wit:

COMMENCING at a found 1-1/2 inch iron pipe in the Northerly line of Wilson Avenue (50 foot right-of-way) being the Southeasterly corner of the Walter Beaumont property, same being the Southwesterly corner of the T. J. Richmond tract as recorded in Vol. 393 page 475 Deed Records of Jefferson County, Texas, and corrected by Deed in Vol. 463 page 570, all of the Deed Records of Jefferson County, Texas, said 1-1/2 inch iron pipe also being at the intersection of the Northerly line of said Wilson Avenue with the Northerly extension of the Westerly line of Lot Number Four (4) in Block Number Six (6) of LEE ADDITION to the Groves as shown on map recorded in Vol. 5 page 139 Map Records of Jefferson County, Texas, said 1-1/2 inch iron pipe also marks the Southwesterly corner of a tract of land conveyed by Lula Irvin to Sure-Shot Game Calls (a Guardian's Deed) as recorded in Vol. 2299 page 261 Deed Records of Jefferson County, Texas, said Beaumont property has been conveyed to Texaco Chemical Company (Texaco) as recorded under County Clerk's Film Code No. 103-23-1620 Real Property Records of Jefferson County, Texas, recorded 6-28-90;

THENCE North 08 deg. 00 min. East, along the Easterly line of the said Texaco property, same being the Westerly line of the said Sure-Shot Game Calls property, a distance of 304.77 feet to a 1/2 inch iron rod set for the first corner and POINT OF BEGINNING of the herein described tract of land, also being the Northwesterly corner of the said Sure-Shot Game Calls property;

THENCE continuing North 28 deg. 10 min. East, along the said Easterly line of the Texaco property, same being the Westerly line of the said T. J. Richmond tract, a distance of 304.83 feet to a "P-K" nail set in the concrete base of a corner post of a 6 foot high chain link fence, said nail being set for the second corner of the herein described tract land, also being the Northwesterly corner of the said T. J. Richmond tract, and the Southwesterly corner of a 36.88 acre tract conveyed by American Cyanamid Company to Jefferson Chemical Company, now Texaco Chemical Company (Texaco);

THENCE North 87 deg. 59 min. East, (being parallel to, Northerly of, and 600.00 feet perpendicularly distant from the said Northerly line of Wilson Avenue) along the Northerly line of the said T. J. Richmond tract, same being the Southerly line of the said Texaco 36.88 acre tract, a distance of 90.50 feet to the third corner of the herein described tract of land;

THENCE South 06 deg. 15 min. West, a distance of 303.13 feet to a 1/2 inch iron rod set for the fourth corner of the herein described tract of land, also being the Northeasterly corner of the said Sure-Shot Game Calls property;

THENCE South 87 deg. 59 min. West, (being parallel to, Northerly of, and 299.97 feet perpendicularly distant from the Northerly line of Wilson Avenue) along the Northerly line of the said Sure-Shot Game Calls property, a distance of 100.80 feet to the POINT OF BEGINNING.

#### TRACT II:

BEING a tract of land out of and a part of the Joseph Grigsby Survey in the City of Groves, Jefferson County, Texas, the herein described tract being out of the Northerly part of the T. J. Richmond tract as recorded in Vol. 393 page 475 Deed Records of Jefferson County, Texas (see Deed recorded 12-21-39 in Vol. 463 page 570 Deed Records of Jefferson County, Texas, for a correction to the bearing of the Easterly line of the said Richmond tract and sets the Northeasterly corner of the said Richmond tract 600 feet Northerly of the Northerly line of Wilson Avenue as measured at right angles to Wilson Avenue), the herein described tract of land includes the Northerly portion of a tract conveyed from T. J. Richmond to James Fernandez in Vol. 1678 page 166 Deed Records of Jefferson County, Texas; herein described tract being more fully described by metes and bounds as follows, to-wit:



COMMENCING at a found 1-1/2 inch iron pipe in the Northerly line of Wilson Avenue (50 foot right-of-way) being the Southeasterly corner of the Walter Beaumont property, same being the Southwesterly corner of the T. J. Richmond tract as recorded in Vol. 393 page 475 Deed Records of Jefferson County, Texas, and corrected by Deed recorded in Vol. 463 page 570 Deed Records of Jefferson County, Texas, said 1-1/2 inch iron pipe also being at the intersection of the Northerly line of said Wilson Avenue with the Northerly extension of the Westerly line of Lot Number Four (4) in Block Number Six (6) of LEE ADDITION to the Groves as shown on map recorded in Vol. 5 page 139 Map Records of Jefferson County, Texas, said 1-1/2 inch iron pipe also marks the Southwesterly corner of a tract of land conveyed by Lula Irvin to Sure-Shot Game Calls (a Guardian's Deed) as recorded in Vol. 2299 page 261 Deed Records, of Jefferson County, Texas, said Beaumont property has been conveyed to Texaco Chemical Company (Texaco) as recorded under County Clerk's Film Code No. 103-23-1620 Real Property Records of Jefferson County, Texas, recorded 6-28-90;

THENCE North 08 deg. 10 min. East, along the Easterly line of the said Texaco property, same being the Westerly line of the said Sure-Shot Game Calls property, a distance of 304.77 feet to a 1/2 inch iron rod set for the Northwesternly corner of the said Sure-Shot Game Calls property;

THENCE continuing North 08 deg. 10 min. East, along the said Easterly line of the Texaco property, same being the Westerly line of the said T. J. Richmond tract, a distance of 304.83 feet to a "P-K" nail set in the concrete base of a corner post of a 6 foot high chain link fence, said nail being set for the Northwesternly corner of the said T. J. Richmond tract, and the Southwesterly corner of a 36.88 acre tract conveyed by American Cyanamid Company to Jefferson Chemical Company, now Texaco Chemical Company (Texaco);

THENCE North 37 deg. 59 min. East, (being parallel to, Northerly of, and 600.00 feet perpendicularly distant from the said Northerly line of Wilson Avenue) along the Northerly line of the said T. J. Richmond tract, same being the Southerly line of the said Texaco 36.88 acre tract, a distance of 90.50 feet to the first corner and the POINT OF BEGINNING of the herein described tract of land;

THENCE continuing North 37 deg. 59 min. East, (being parallel to, Northerly of, and 600.00 feet perpendicularly distant from the said Northerly line of Wilson Avenue) along the Northerly line of the said T. J. Richmond tract, a distance of 199.98 feet to a 1/2 inch iron rod set for the second corner of the herein described tract of land, also being the Northeasterly corner of the said T. J.



Richmond tract, and the Northwesternly corner of the O. E. Irvin tract as recorded in Vol. 463 page 570 Deed Records of Jefferson County, Texas;

THENCE South 06 deg. 06 min. East, along the common line between the said Richmond and Irvin tracts, same being along the Westerly line of a 2.431 acre tract conveyed to the City of Groves as recorded in Vol. 1865 page 79 Deed Records of Jefferson County, Texas, a distance of 300.77 feet to a 1/2 inch iron rod set for the third corner of the herein described tract of land, also being the Northeastery corner of a tract conveyed to Robert J. Boudoin as recorded in Vol. 1318 page 390 Deed Records of Jefferson County, Texas, the said third corner also bears North 06 deg. 06 min. West and 0.76 feet from the following:

- \* the Southwesterly corner said City of Groves 2.431 acre tract, and
- \* the Northwesternly corner of a tract conveyed to Robert J. Boudoin in Vol. 2303 page 416 Deed Records of Jefferson County, Texas;

THENCE South 87 deg. 59 min. West, (being parallel to, Northerly of, and 300.00 feet perpendicularly distant from the Northerly line of Wilson Avenue), along the Northerly line of the said Boudoin 1318/390 tract and along the Northerly line of a tract conveyed to Robert J. Boudoin recorded in Vol. 1680 page 154 Deed Records of Jefferson County, Texas, at 75.00 feet passing the ~~Northwesterly~~ (Northeasterly) corner of the said Boudoin 1318/390 tract, same being the North-  
SE-N  
easterly corner of the said Boudoin 1680/154 tract, in all a distance of 150.00 feet to a 1/2 inch iron rod set for the fourth corner of the herein described tract of land, also being the Northwesternly corner of the said Boudoin 1680/154 tract;

THENCE South 06 deg. 06 min. East, along the Westerly line of the said Boudoin 1680/154 tract, a distance of 0.76 feet to a 1/2 inch iron rod set for the fifth corner of the herein described tract of land, also being the Northeastery corner of a tract conveyed by T. J. Richmond to James Fernandez as recorded in Vol. 1722 page 413 Deed Records of Jefferson County, Texas;

THENCE South 37 deg. 59 min. West, (being parallel to, Northerly of, and 299.24 feet perpendicularly distant from the Northerly line of Wilson Avenue) along the Northerly line of the said Fernandez 1722/413 tract, a distance of 75.00 feet to a 1/2 inch iron rod set for the sixth corner of the herein described tract of land, also being the Northwesternly corner of the said Fernandez 1722/413 tract;



THENCE South 89 deg. 01 min. 42 sec. West, across a tract of land conveyed from T. J. Richmond to James Fernandez as recorded in Vol. 1678 page 166 Deed Records of Jefferson County, Texas, a distance of 40.05 feet to a 1/2 inch iron rod set for the seventh corner of the herein described tract of land, also being the Northeasterly corner of the said Sure-Shot Game Calls property;

THENCE North 06 deg. 15 min. East, a distance of 303.18 feet to the POINT OF BEGINNING.

PART OF FOREGOING  
INSTRUMENT ILLEGIBLE  
AT TIME OF FILING

FILED FOR RECORD

'91 JUL 23 AIO :34

*Leticia Ramos*  
COUNTY CLERK  
JEFFERSON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF JEFFERSON

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the Official Public Records of Real Property of Jefferson County, Texas, on

JUL 23 1991



*Leticia Ramos*  
County Clerk, Jefferson County, Texas

copy of option on WATER TOWER  
site

48  
passed

Wilson Water Tower

THE STATE OF TEXAS     §  
COUNTY OF JEFFERSON   §

KNOW ALL MEN BY THESE PRESENTS:

That JAMES FERNANDEZ, of Jefferson County, Texas, as Party of the First Part, and the City of Groves, Texas, as Party of the Second Part, have this day made and entered into the following agreement, to-wit:

Party of the First Part, for and in consideration of the sum of One (\$1.00) Dollar, to him in hand paid by The City of Groves, Texas, the receipt of which is hereby acknowledged, hereby agrees, binds, and obligates himself, his heirs, executors and administrators, to give said Party of the Second Part an option to March 1, 1975, to purchase the tract of land described below for the sum of Seven Thousand (\$7,000.00) Dollars cash, upon delivery of the deed, on the date of purchase.

The tract is described as follows:

Beginning at the most westerly corner of Lot Four (4), Block Six (6), of LEE ADDITION to The Groves, Jefferson County, Texas, a plat of which is recorded in Volume 5, page 139, of the map records of Jefferson County, Texas.

Thence crossing Wilson Avenue in a northerly direction, and on the course of the west line of said Lot Four (4), extending to the northerly line of Wilson Avenue and a point for corner on the T. J. Richmond Tract;

Thence in an easterly direction along the northerly line of Wilson Avenue, a distance of 441.09 feet to a point for corner between the T. J. Richmond Tract and the O. E. Irwin Tract;

Thence North 06°06' West along the Richmond and Irwin line, a distance of 351.08 feet to a point;

Thence North 87°59' East, a distance of 3 feet to a point corner, said point being the beginning corner of the tract herein under contract;

Thence North 06°06' West, a distance of 248.92 feet to a point for corner in the north line of the old O. E. Irwin Tract;

Thence North 87°59' East, a distance of 350.0 feet to a point for corner;

Thence South 06°06' East, a distance of 248.92 feet to a point for corner;

Thence South 87°59' West, a distance of 350.0 feet to the first and beginning corner.

Being a tract out of and a part of the Joseph Grigsby Survey, Jefferson County, Texas, also being a portion of the tract conveyed by Mrs. O. E. Irwin to James Fernandez in deed dated being 248.92 feet by 350.0 feet and containing 2.00 acres.



Said Party of the First Part agrees, binds and obligates himself that he will not sell nor incumber said real estate or any part thereof, and it is hereby expressly understood and agreed that the Party of the Second Part shall have the full and complete option to purchase this land ahead of all others; however, the purchase must be consummated by the 1st day of March, 1975.

The Party of the Second Part may either perform and require specific performance of this contract fully during the period stated above, or disaffirm, in which latter case the Party of the First Part shall retain as consideration of this option and no further liability or obligation in such case is to be borne or performed, by either party hereto.

IN TESTIMONY WHEREFORE, witness our hand, this 25th  
April  
day of ~~March~~, A. D., 1974.

PARTY OF THE FIRST PART

James Fernandez  
James Fernandez

PARTY OF THE SECOND PART

THE CITY OF GROVES

ATTEST:

Robert C. Trim  
Robert C. Trim, City Clerk

By Sylvester Moore  
Sylvester Moore, Mayor

For Deed see Vol. 1865, Pg. 79, J.C.D.R.,